DATE HERE
Denver Building Department
200 W. 14th Ave
Denver, Co. 80204

RE My request for a presubmittal review

Dear

Enclosed are the drawings and a code analysis for the above. At this preliminary stage, I'd like to focus on the big issues of accessibility, exiting and building limitations, but will appreciate any advice you can offer.

As you can see, the building has an elevator and will be accessible using type B dwelling units. The elevator serves all floors except for the existing building 2nd floor and mezz and the fourth floor mezz. Access to the public sidewalk and garage is a straight shot from the lower entry level. The garage contains one handicapped parking space. I have also provided areas of handicap refuge inside each level of both exit stairs. I have made these stairs 3 feet instead of 4 feet wide because of 1104.1.2 exception 2.

The new addition apartments are exited by means of two stairs which open onto the alley at grade. The garage exit is handled by two exit doors also opening onto the alley. On the upper levels, the exit stairs are accessed from an exterior exit balcony. On the 2nd floor, one of the stairs is used by each apartment and the second exit is through the first floor hallway and stair. Note that unit E only has one exit. This should be permissible per table 10a because the occupant load from the main floor and mezz is only 6. Since the occupant load on these stairs is only 39, they are three feet wide instead of 44 inches. I made the doors at the alley swing out but may not have to since the occ load is below 50. The stairs are not 50% of the diagonal apart, but may be permissible with an admin mod since they are 33% of the diagonal apart.

Per table 5B, we meet the allowable area requirement and the allowable height requirement. We have less than 21,000 square feet, and since the sprinkler system permits 4 stories per 506 and since we meet the requirements of 507, the mezzanine does not count as another story. The fire separations and sprinkler requirements will be as per the enclosed code analysis.

Thanks for your time, your advice has been a great help to the project.

Steve Culbertson
Architect